



**HOME BUILDERS & REMODELERS ASSOCIATION
OF CONNECTICUT, INC.**

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*Your Home
Is Our
Business*

March 11, 2013

To: Senator Steve Cassano, Co-Chairman
Representative Jason Rojas, Co-Chairman
Members of the Planning and Development Committee

From: Bill Ethier, CAE, Chief Executive Officer

Re: **SB 963, AAC the Expiration of Approvals for On-Site Sewage Disposal Systems with Design Flows of Less than Five Thousand Gallons Per Day**

The HBRA of Connecticut is a professional trade association with about nine hundred (900) member firms statewide employing tens of thousands of CT's citizens. Our members, all small businesses, are residential and commercial builders, land developers, remodelers, general contractors, subcontractors, suppliers and those businesses and professionals that provide services to our diverse industry and to consumers. Our members build between 70% to 80% of all new homes and apartments in the state each year.

We support SB 963 as a logical extension of legislation this committee and the General Assembly adopted in 2011 (PA 11-5) and last session (PA 12-151). Public Act 11-5 extended permit expiration dates for subdivisions, site plans and wetland permits by four years. That act applies to all approvals obtained up to July 1, 2011. So, those development permits were extended from five years to nine years in order to give the developments extra time to withstand the significant economic and housing recession we have been in. Public Act 12-151 merely coordinated wetland permit expiration dates with the expiration dates for subdivisions and site plans.

However, not yet considered, inadvertently in our view, are permits for construction of on-site sewage disposal systems of 5,000 gallons per day (gpd) that may be connected with developments benefiting from PA 11-5 and PA 12-151. These small systems, individual septic systems and small package plant systems that can serve up to 33 total bedrooms under the Public Health Code, currently expire after five years. SB 963 merely extends these permits to nine years in coordination with the prior public acts mentioned above (i.e., for developments approved before July 1, 2011).

We urge your support of this logical extension of your past permit relief legislation.

Thank you for considering our views on this matter.